

Situated in the Northeast Quarter of Section 9 in the 1st Quarter of Township 3 North, Range 5 West of the United States Military Lands, Monroe Township, Muskingum County, Ohio and being part of the property conveyed to Phillip R. McElfresh, Kathryn L. Miller and Joy A. Radwan as Tract 3, Parcel No. 1 and as Tract 3, Parcel No. 2 of a deed recorded in Deed Book 1101, page 389 (Aud. Par. #42-30-09-02-000, all) and being further bounded and described as follows:

Beginning at a ½ inch pipe found at the southeast corner of the Northeast Quarter of Section 9;

thence North 87° 29' 19" West, along the north line of a property conveyed to Fairview Land Company as Tract 131, Parcel 1 of a deed recorded in Deed Volume 1139, page 969 and along the line separating the Northeast Quarter of said Section 9 and the Southeast Quarter of said Section 9, a distance of 795.44 feet to a ¾ inch pipe found;

thence North 88° 11' 57" West, along the north line of a tract conveyed to The Muskingum College by a deed recorded in Deed Volume 712, page 250 and along the line separating the Northeast Quarter of said Section 9 and the Southeast Quarter of said Section 9, a distance of 510.70 feet to a ¾ inch pipe found;

thence North 01° 39' 27" East, continuing along the north line of said The Muskingum College tract and along the east line of a tract conveyed to Ohio Franklin Realty, LLC as Exhibit A-2, Tract 31, Parcel Three of a deed recorded in Official Record Book 2568, page 616 and passing an iron pin set at a distance of 974.69 feet, a total distance of 1028.67 feet to a point in the center of State Route 93;

thence continuing North 01° 39' 27" East, along said Ohio Franklin Realty, LLC Exhibit A-2, Tract 31, Parcel Three and along the east line of a tract conveyed to Ohio Franklin Realty, LLC as Exhibit A-2, Tract 26, Parcel Two of a deed recorded in Official Record Book 2568, page 616 and passing a 5/8 inch rebar found at a distance of 84.00 feet, a total distance of 621.37 feet to a 5/8 inch rebar found;

thence South 87° 45' 56" East, along the south line of a tract conveyed to Ohio Franklin Realty, LLC as Exhibit A-2, Tract 26, Parcel One of a deed recorded in Official Record Book 2568, page 616 and passing a 5/8 inch rebar found at a distance of 574.97 feet, a total distance of 619.76 feet to a point in the center of State Route 93;

thence continuing South 87° 45' 56" East, along the south line of a tract conveyed to Holmes Limestone Company as Tract One, Parcel 3 of a deed recorded in Deed Volume 1151, page 657 and passing an iron pin set at a distance of 30.00 feet, a total distance of 685.07 feet to an iron pin set;

thence South 01° 36' 47" West, along the line separating the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, a distance of 772.32 feet to a point;

thence North 75° 16' 37" West, along the north line of a tract conveyed to Timothy J. Brlan, Nicholas J. Brlan and Chris Husted by a deed recorded in Official Record Book 2397, page 757 and passing a ¾ inch rebar found at a distance of 0.18 feet, a total distance of 270.94 feet to a ¾ inch rebar found;

thence South 44° 09' 47" West, along the west line of said Timothy J. Brlan, Nicholas J. Brlan and Chris Husted tract, a distance of 125.20 feet to a ¾ inch rebar found;

thence South 40° 21' 10" West, along the west line of said Timothy J. Brlan, Nicholas J. Brlan and Chris Husted tract, a distance of 29.60 feet to a ¾ inch rebar found;

thence South 64° 38' 12" East, along the south line of said Timothy J. Brlan, Nicholas J. Brlan and Chris Husted tract, a distance of 401.03 feet to a point, said point being said point being North 64° 38' 12" West, a distance of 0.26 feet from a ¾ inch rebar found;

thence South 01° 36' 47" West, along the line separating the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, a distance of 662.33 feet to the place of beginning.

Containing 48.0580 acres, subject to all legal road right-of way any valid and existing easements, restrictions, leases or other conditions of record.

Also subject to the following described 15 foot Easement for Ingress and Egress:

Situated in the Northeast Quarter of Section 9 in the 1st Quarter of Township 3 North, Range 5 West of the United States Military Lands, Monroe Township, Muskingum County, Ohio and being part of the property conveyed to Phillip R. McElfresh, Kathryn L. Miller and Joy A. Radwan as Tract 3, Parcel No. 1 and as Tract 3, Parcel No. 2 of a deed recorded in Deed Book 1101, page 389 (Aud. Par. #42-30-09-02-000, all) and being further bounded and described as follows:

Beginning at a ½ inch pipe found at the southeast corner of the Northeast Quarter of Section 9;

thence North 01° 36' 47" East, along the line separating the Northeast Quarter of said Section 9 and the Northwest Quarter of Section 10, a distance of 662.33 feet to a point,

said point being North 64° 38' 12" West, a distance of 0.26 feet from a ¾ inch rebar found;

thence continuing North 01° 36' 47" East, along the line separating the Northeast Quarter of said Section 9 and the Northwest Quarter of said Section 10, a distance of 215.38 feet to a point, said point being South 75° 16' 37" East, a distance of 0.18 feet from a ¾ inch pipe found; **said point also being the true place of beginning of this easement;**

thence North 75° 16' 37" West, along the north line of a tract conveyed to Timothy J. Brian, Nicholas J. Brian and Chris Husted by a deed recorded in Official Record Book 2397, page 757 and passing a ¾ inch pipe found at a distance of 0.18 feet, a total distance of 270.94 feet to a ¾ inch rebar found;

thence North 01° 24' 42" East, through the aforementioned Phillip R. McElfresh, Kathryn L. Miller and Joy A. Radwan Tract, a distance of 15.01 feet to a point;

thence South 75° 16' 37" East, continuing through said aforementioned Phillip R. McElfresh, Kathryn L. Miller and Joy A. Radwan Tract, a distance of 270.99 feet to a point;

thence South 01° 36' 47" West, along the line separating the Northeast Quarter of the aforementioned Section 9 and the aforementioned Northwest Quarter of said Section 10, a distance of 15.00 feet to the place of beginning.

Also granting herewith a 15 foot non-exclusive easement for Ingress and Egress, the centerline of said easement being further described as follows.

Situated in the Northeast Quarter of Section 9 in the 1st Quarter of Township 3 North, Range 5 West of the United States Military Lands, Monroe Township, Muskingum County, Ohio and being part of the property conveyed to Holmes Limestone Company as Tract Twelve of a deed recorded in Deed Volume 1151, page 674 and being further bounded and described as follows:

Beginning at a ½ inch pipe found at the southeast corner of the Northeast Quarter of Section 9;

thence North 01° 36' 47" East, along the line separating the Northeast Quarter of said Section 9 and the Northwest Quarter of Section 10, a distance of 662.33 feet to a point, said point being North 64° 38' 12" West, a distance of 0.26 feet from a ¾ inch rebar found;

thence continuing North 01° 36' 47" East, along the line separating the Northeast Quarter of said Section 9 and the Northwest Quarter of said Section 10, a distance of 215.38 feet to a point;

thence North 01° 36' 47" East, along the line separating the Northeast Quarter of said Section 9 and the Northwest Quarter of said Section 10, a distance of 15.00 feet to a point, **said point being the true place of beginning of the centerline of this 15 foot easement;**

thence the following five (5) courses through a tract conveyed to Holmes Limestone Company as Tract Twelve of a deed recorded in Deed Volume 1151, page 674:

1. South 69° 29' 29" East, a distance of 263.20 feet to a point;
2. South 88° 40' 30" East, a distance of 33.14 feet to a point;
3. North 42° 40' 11" East, a distance of 39.41 feet to a point;
4. North 16° 32' 11" East, a distance of 169.30 feet to a point;
5. North 07° 22' 11" East, a distance of 656.34 feet to a point in the center of Houts Road, said point being the terminus of the centerline of this 15 foot easement.

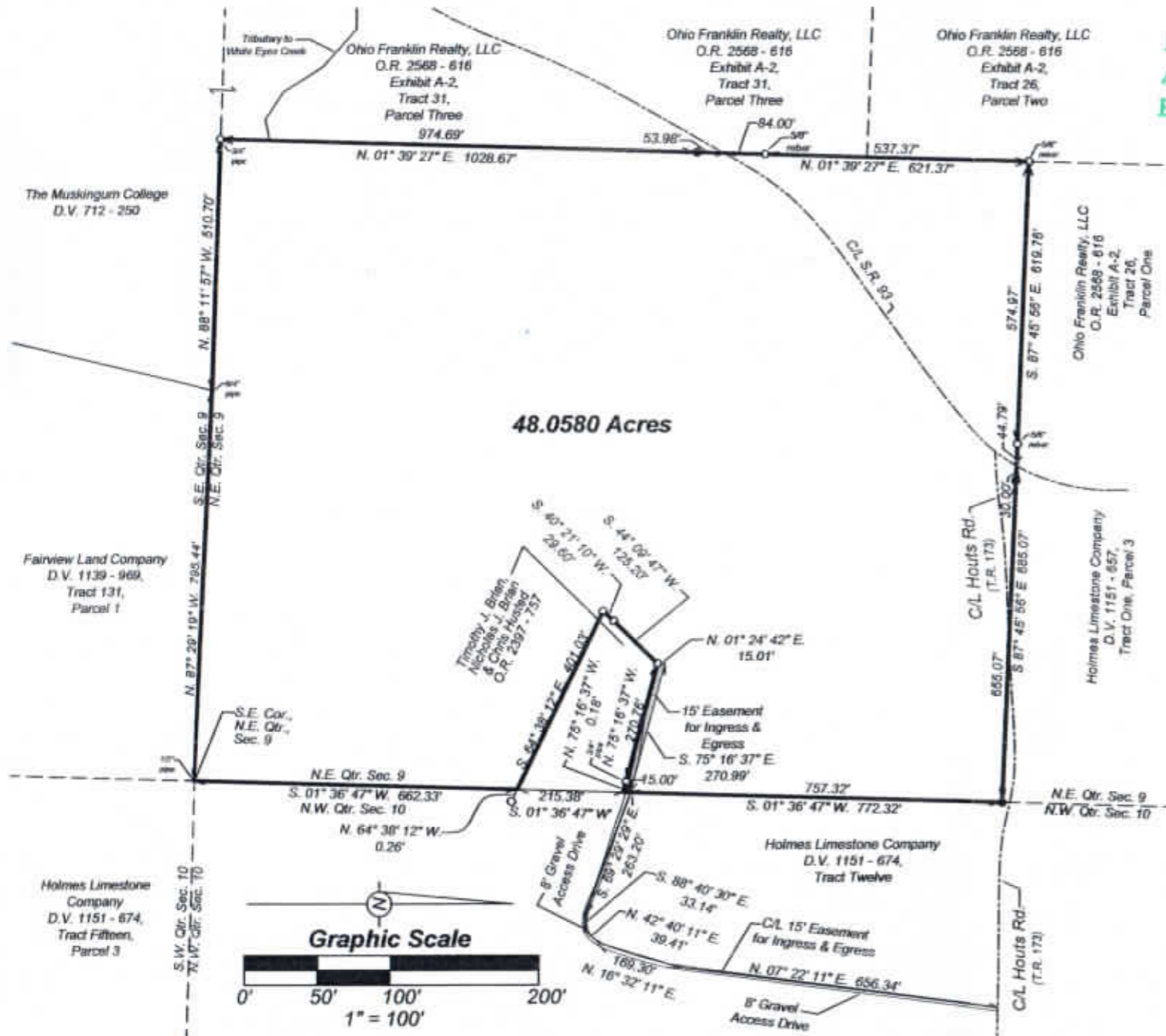
The bearings and tie line used in this description are based on the bearings shown on a survey plat prepared by Timothy H. Linn, Reg. Surv., #7113 for Ohio Franklin Realty, LLC., dated September 28, 2017. Pertinent documents used to prepare this legal description are all deeds mentioned and plat, tax map; and a survey plat prepared by Timothy H. Linn, Reg. Surv. #7113 for Ohio Franklin Realty LLC., dated September 28, 2017. All iron pins described as set are $\frac{5}{8}$ inch diameter, 30 inches long, solid, reinforcing bars with plastic identification caps. All mention of Deed Books, Official Record Books and Plat Books refer to records on file in the Licking County Recorder's Office.

This description was prepared by Harold W. Hitchens, Jr., Reg. Surv. #6751, from an actual field survey made under my supervision during October 2017.

OFFICE COPY
NOT RECORDABLE
Harold W. Hitchens, Jr., Reg. Surv. #6751
October 19, 2017 job #5200-09-17

DESCRIPTION
APPROVED
By: [Signature]





**DESCRIPTION
APPROVED**
By: *[Signature]* 11/22/2017

Boundary Survey

for

Dale Gress Real Estate

Situated in the N.E. Qtr. of Section 9
in the 1st Qtr. of T 3N, R 5W, U.S.M.L.
Monroe Township, Muskingum County, Ohio.

Being part of the property conveyed to Phillip R. McElfresh,
Kathryn L. Miller and Joy A. Radwan as Tract 3, Parcel No. 1
and as Tract 3, Parcel No. 2 of a deed recorded in Deed Book
1101, Page 389

(Aud. Par. #42-30-09-02-000, all)

Legend

- O - Iron Pin Found, 3/4" rebar
(unless shown otherwise)
- - Iron Pin Set, 5/8" x 30" rebar
(with plastic identification cap)

Certification

I hereby certify this plat to be true and accurate
based on an actual field survey made under my
supervision during October of 2017.

Bearing Reference

The bearings shown on this plat are
based on the bearings shown on a
survey plat prepared by Timothy H.
Linn, Reg. Surv. #7113, for Ohio
Franklin Realty, LLC., dated Sept.
28, 2017.

Pertinent Documents

Pertinent documents used for this
survey are all deeds and plat as
shown; tax map; and a survey plat
prepared by Timothy H. Linn, Reg.
Surv. #7113, for Ohio Franklin Realty,
LLC., dated September 28, 2017.

[Signature]
Harold W. Hitchens, Jr., Reg. Surv. #6751
October 23, 2017
NOT RECORDABLE

Drawn By: HWH III
JN:5200-09-17



Civil Engineers & Surveyors 234 South 3rd
Coshocton, Ohio 43812
Phone (740) 622-1808
Fax (740) 622-1766